



## For Sale by Private Treaty

### Land On Village Lane, Higher Whitley, Warrington, Cheshire, WA4 4EJ

#### SUMMARY

Located in the rural village of Higher Whitley, this approximately 4.60 acres (1.86 ha) block of permanent pasture provides an excellent opportunity for both agricultural and equestrian buyers. The land is well located opposite Whitley village school and the village hall. The land is well-fenced on all sides with good access off Village Lane.

#### DIRECTIONS

Travelling from the M56 motorway, exit at Junction 10 and take the A49 Tarporley Road towards Lower Whitley. Travel approximately 1 mile until a right-hand turn for 'Raddel Lane'. Once on 'Raddel Lane', travel half a mile until you reach the crossroads, turning right onto Village Lane the land is then on your right, indicated by the Rostons sale board

#### VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

#### TENURE & TITLE

Freehold

Guide Price: Offers In Excess Of £75,000

## OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 30% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is implemented.

## SERVICES

None

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 10" described as Freely draining slightly acidic sandy soil. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING & GATEWAY

The land is fenced on all sides, there is a gateway in the south-west corner. No access is permitted through this gateway and will be removed before completion of sale.

## SELLING AGENTS

Jack Jones  
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## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## SITUATION

Located in the rural village of Whitely with easy access to A49 Tarporley Road and M56

## ACCESS

The land can be accessed via the gateway off Village Lane.



Not to scale

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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